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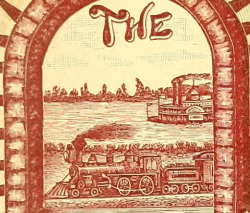
EVANSVILLE IND.



GATEWAY OF THE GREAT SOUTH.

IGUS, ENG. ... & PRINTING CO. PRINTERS

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500 CHOICE LOTS,

: : Inside of the City Limits, : :

AT AUCTION,

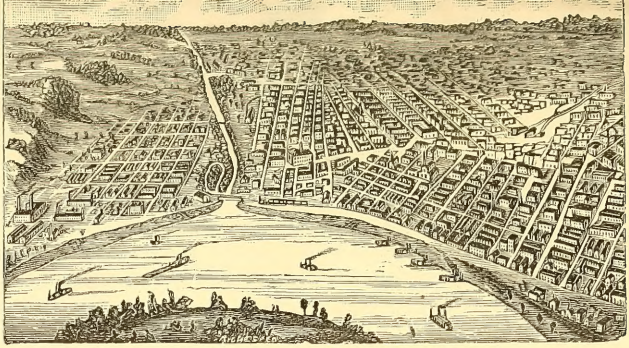
WEDNESDAY AND THURSDAY, MAY 9 AND 10.

BY THE

First Land and Improvement Comp'y,

Enquire at your nearest Railroad Station for Reduced Rates.

EVANSVILLE, INDIANA.



BIRD'S EYE VIEW OF THE CITY.

Evansville, × Indiana.

THE Nearest Northern Market for the Great Forest and Iron Regions of the South.

FACTS For the Investor.

A BEAUTIFUL and Healthful Location, commending the city as a Delightful place of Residence.

A PERFECT System of Public Schools, with the Finest School Buildings in the United States.

POPULATION 53,000; Number of School Children 18,000; Number of Names in last City Directory, 19,000.

A PORT of Entry with a Marine Hospital, and one of the Finest Custom Houses in the United States. Sixty Steamboats Registered at U. S. Custom House.

HEADQUARTERS for a Local Board of Inspectors for Steam Vessels.

FREE Mail Delivery. Unsurpassed Postal Facilities.

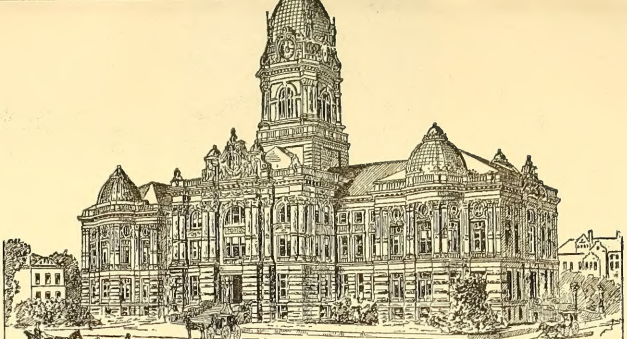
CHEAPEST Fuel in the World!

TEN Coal Mines within and just outside the City Limits.

THE Largest Cotton Factory West of New England.

GAS and Electric Light, Water Works and Street Railways.

85 MILES of Streets, THIRTY of which are Paved and Graveled, One Hundred Miles of Free Turnpike Road Every County Road in the County Graveled and Paid for.



NEW COURT HOUSE,

NOW IN COURSE OF ERECTION.

THIS grand building, the largest, finest and costliest in the State, (the State Capital excepted), is evidence of the kind of people that live in Evansville. The cost of this building will be when completed and furnished, $500,000. It will be ready for its tenants January 1st, 1890, and is being paid for as the work progresses. Vanderburgh County is out of debt, with $19,000,000 taxables, WITH EVERY ROAD IN COUNTY GRAVELED, PAID FOR AND FREE, with iron bridges across every creek, with culverts of the best workmanship, all paid for! Beat that record who can!

Railroads and Shipping Facilities.

AS a railroad center the city has few equals, having seven completed lines connecting in the State with lines leading North, South, East and West with the added advantages of a magnificent bridge over the Ohio River, a few miles below the city.

The Railroads are as follows: L. & N., (Nashville Division.) L. & N., (St. Louis Division.) Louisville, Evansville & St. Louis R. R., (Air Line.) Evansville & Indianapolis, (Straight Line.) Evansville & Terre Haute R. R. Peoria, Decatur & Evansville Railway. Ohio Valley Railway, (now open to Princeton, Ky.)

A belt railroad leading from the Union Depot to the southern extremity of the city, connects the various roads and passes the stock yards, coal mines and many of our large manufacturing establishments. Along the line of the Belt Railroad manufacturing establishments are springing up rapidly, which obtain without expensive switch charges, direct connections with the various railroad lines and the coal mines for fuel supplies.

LINES OF STEAMBOATS.

Several of which carry the United States mails, leave the landing daily for points on the Ohio, Mississippi, Tennessee, Cumberland and Green rivers, thus affording competition by river with the railroad lines to the East and South, Louisville, Nashville, Paducah, Memphis, Natchez, New Orleans and St. Louis are reached by our steamboat lines and the "coast" trade above and below the city is carefully and daily looked after by local packet lines. In a word, our shipping and transportation facilities are unsurpassed.

Willard Library.

MR. WILLARD CARPENTER, deceased, lately one of Evansville's distinguished and wealthy citizens, donated to the city a sum sufficient to erect a magnificent building in the best style of architecture, in which is shelved the books and art treasures belonging to the Library and Art Gallery. The above is a picture of the costly and elegant building, which is situated in the center of a ten acre park, beautifully ornamented by the arts of the landscape gardener. It has been open to the public for several years.

Location.

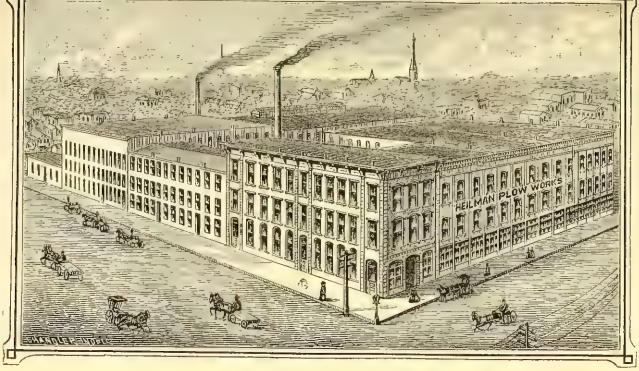
IT IS CENTRAL, being on the Ohio River, very near the exact center of population of the United States; being the center of a great agricultural and cereal-producing district, and surrounded by an inexhaustible supply of Natural Gas, Coal, Hardwood, Building Stone, Iron, Lead, Fire and Potter's Clay, and other minerals.

It is healthful—being in a medium climate, not subject to the greatest extremes of heat and cold, and by the United States Census is shown to have the smallest per cent. of deaths of any city in the country.

It is midway between the Falls of Louisville and the Mouth of the Ohio River. It is nine miles below the mouth of Green River, which drains that marvelously rich valley; forty miles above the mouth of the Wabash River, one of the noblest tributaries of the Ohio, flowing through the most fruitful grain-producing country in the west; it is one hundred and forty miles above the mouth of the Cumberland, and one hundred and fifty miles above the mouth of the Tennessee—the two magnificent streams that form the waterway of the iron and coal regions of Tennessee and Alabama.

Public Improvements.

WE have the Holly System of Water Works, Gas and Electric Lights, Street Railways, Free Schools, Free Public Library and Art Gallery, Fire Department, Metropolitan Police Force without a rival in the United States, New City Hall and Public Buildings, a new County Court House in course of erection and an Opera House. Our hotels are first-class and offer to the traveling public superior accommodations at usual rates. Nearly FORTY MILES OF SEWERS; eighty-five miles of streets, over THIRTY MILES of which are graveled and paved; over ONE HUNDRED MILES OF FREE TURNPIKES leading into the city.



The Heilman Machine Works.

THIS immense establishment, covering an entire city block, is one of the most noted manufactories of the kind in the Western States. It manufactures machinery of all kinds, including Engines, Boilers, Saw Mills, Threshers, &c., while the Heilman Plow Works sends its plows to every quarter of the South and West.

Real Estate.

AS A place for the investment of capital to return a sure and handsome profit, Evansville offers superior advantages, and the advance in prices has been steady and based on actual revenue producing value. Nothing better illustrates the valid growth of the city than the mere statement that legitimate demands have doubled the value of all suburban property within the past two years. The aggregate sales during the first three months of the present year, have been more than $500,000, and these transactions have all been "private" sales. The opportunity for the investor to secure bargains is upon us, and to the vigilant speculator and capitalist a rare chance is offered. The Evansville, Suburban and Newburgh Dummy Railway will run through Garvin Park addition, 500 lots of which ARE TO BE SOLD AT PUBLIC AUCTION, MAY 9TH AND 10TH. At present, this property offers to the capitalist a rare opportunity to invest his means in a sure and safe way.

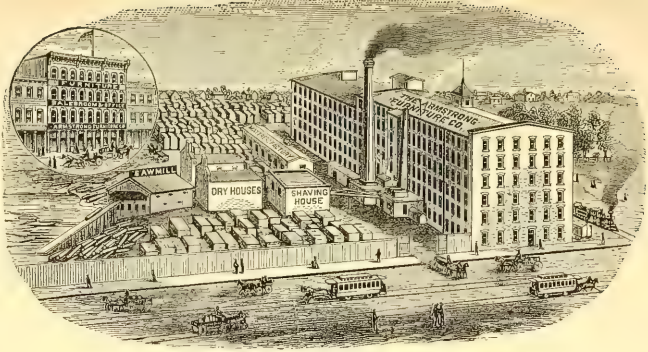
This city has, at no time in the past attempted to "boom" things. Her rapid growth has been based upon her merits, and especially upon her healthy location and her FOUNDATION OF CHEAP COAL. Fifty cents a ton for coal and unrivaled water and rail transportation afford the reasons for her wonderful progress, that has doubled her population in less than ten years.

Fuel.

EVANSVILLE is built over two veins of soft coal, which are being worked night and day by ten different shafts within or just outside the city limits. Coal for heating and steam making purposes is delivered anywhere within the city limits for from fifty to seventy-five cents per ton.

Such a thing as a "coal famine" is unknown. Evansville is the very center of the great Indiana, Western Kentucky and Southern Illinois coal field. Within a radius of thirty miles there are no less than sixty coal shafts in operation!

With coal so cheap, natural gas is not so much an object here as in other less favored communities; still, wells are being sunk in close proximity to the city limits, and gas has been secured within easy piping distance of the city.



ONE OF
25 Large Furniture Factories.

Including Kindred Branches, such as Chairs, Bedsteads, Tables, Etc.

THE ARMSTRONG FURNITURE COMPANY is one of the largest institutions of Evansville, doing a business of $350,000 per annum, and having a branch house in Memphis, Tenn. They use three million feet of lumber, besides an immense quantity of other material annually. They employ 325 hands, and have a trade extending over almost every State in the Union.

Saw Mills and Lumber.

THE last United States Census report SHOWS EVANSVILLE TO BE THE LARGEST HARDWOOD MARKET IN THE WORLD!! Some conception of the magnititude of Evansville's Saw Mill and Lumber interests may be had from the following statistical data, gathered from the books of those engaged in these enterprises:

No. of Saw Mills, 10.
No. of Men Employed, 855.
Amount of wages paid yearly, $385,000.
Feet of Lumber Sawed, 107,500,000.
Capital invested, $500,000.
Yearly Business, $2,545,000.
Amount of ground occupied by mills, about 40 acres.

Manufacturing and Growth.

THE population of Evansville, based upon the most reliable data, is 53,000. The growth of the city is steady, healthy and permanent. The superior advantages enjoyed by this city in the way of cheap fuel, accessibility to the vast timber sections of Kentucky, Tennessee, Illinois and Indiana, and the ready and cheap transportation of the material and manufactured products, has wonderfully stimulated manufacturing establishments, and on every hand new establishments are being put up and present ones enlarged.

The City Directory just issued, gives a partial list showing three hundred different kinds of manufactures turned out by Evansville factories in successful operation. Some of them are the largest of their kind in the West, notably the Cotton Mill, which is to be doubled in capacity this Summer, when it will employ 1,000 operatives. There are now 480 employed.

THE

Great Dry Goods and Notion House

OF

Sweetser, Caldwell & Co.,

COR. FIRST AND SYCAMORE.

Street Railways.

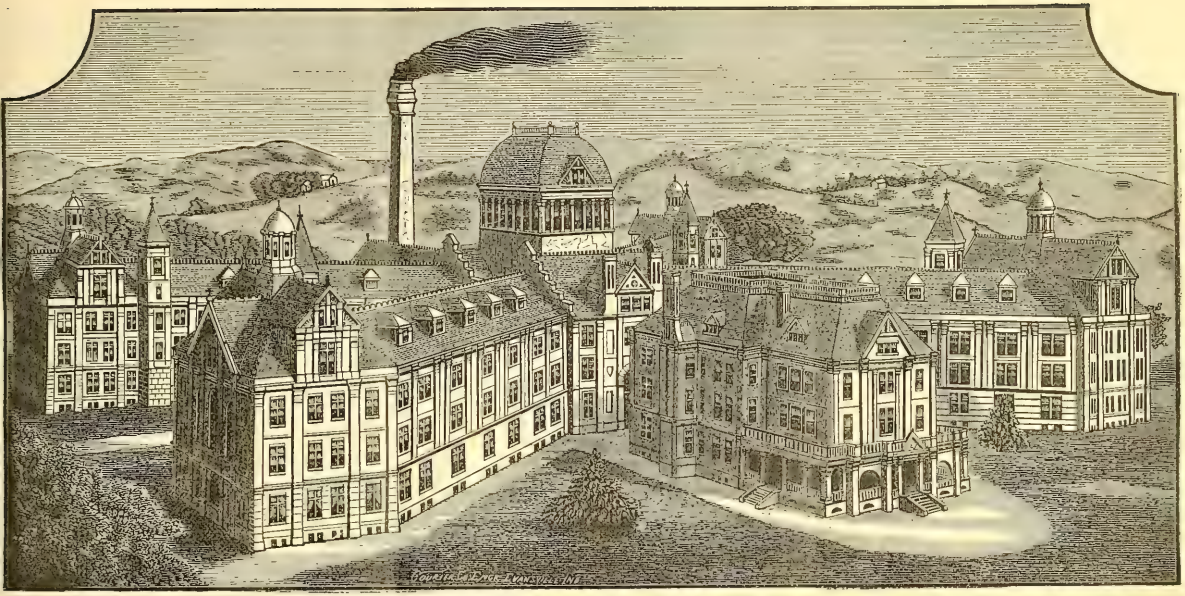
THE Street Railway Company of Evansville, operate their cars by horse power, and have laid down about thirty-six miles of track, traversing the principal business streets, and extending into the suburbs in all directions. The fare is five cents, and for this small sum, one may ride from one end of the city to the other, a distance of about four miles. The developments of the suburbs following the extension of the street car lines has been phenomenal. Within the past five years, immense tracts of land have been laid off into lots, and built up with a good class of houses, most of them the residences of our mechanics and laboring men, who, with a few exceptions, own them.

THE DUMMY RAILROAD.

A Dummy Railroad Company, with stock all paid up and subsidies voted by the townships through which it is projected, traverses Division street through the heart of the city to its eastern terminal at Newburgh, a beautiful town on the Ohio River, nine miles above Evansville.

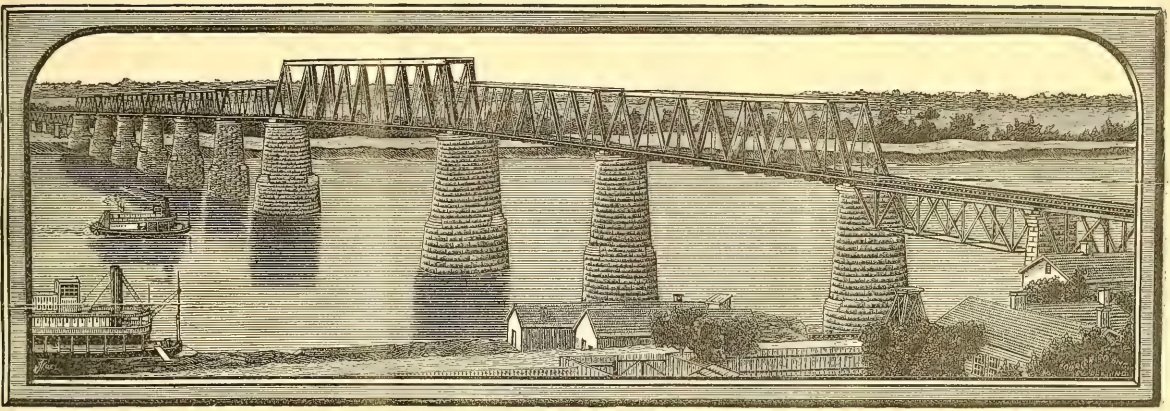
Reasons for Locating at Evansville.

HER superior natural advantages. Her solid basis for progress. Her wonderful mineral resources. Her unparalleled agricultural advantages. Her unparalleled rail and river transportation facilities. Her cheap fuel. Her cheap homes. Her freedom from strikes. Her Banking and Educational facilities. Her great Lumber interests. Her freedom from floods. Her cheap living. Her situation on the border of the great Southern markets. Her intimate commercial and social relations with the South.



• • • • • • THE INSANE ASYLUM. • • • • • •

The above is a picture of the new Insane Asylum, built by the State of Indiana, and now ready for patients. It covers several acres, and cost, completed, over $200,000 The Dummy Railroad will run by it. It is five miles from the Court House.



Railroad Bridge Across the Ohio.

This magnificent Railroad Bridge spans the Ohio River at Henderson, twelve miles below this city, the terminal of the Northern approach being at Evansville, the bridge and the southern approach being twelve miles. It cost two million dollars, and is the longest bridge that crosses the Ohio.

Come to Evansville and see her Advantnges for yourself.

Evansville, Indiana.

THE HEART OF THE

HARD WOOD TERRITORY,

OF THE UNITED STATES

Reduced Rates

To Land Sale at Evansville, Ind.,

May 9th and 10th,

ON THE FOLLOWING RAILROADS:

Louisville, Evansville & St. Louis R. R.
Evansville & Indianapolis Railroad.
Peoria, Decatur & Evansville Railroad.
Louisville & Nashville Railroad
Evansville & Terre Haute R R. Ohio Valley Railway,

AND ALL PACKET AND STEAMBOAT LINES RUNNING INTO EVANSVILLE.

COAL
FOR
MANUFACTURERS
BE SURE
TO
STOP AT
EVANSVILLE
ON
YOUR WAY
SOUTH
50¢ PER TON

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